

CHRISTOPHER HODGSON



**Whitstable**

**£499,950** Freehold



# Whitstable

## *1 Fletcher Road, Whitstable, Kent, CT5 3HE*

A significantly extended and beautifully presented family home in a sought-after location, conveniently positioned within walking distance of supermarkets, Chestfield Medical Centre, and easily accessible to Whitstable town centre, Tankerton slopes and seafront, bus routes and Whitstable mainline station (1 mile).

The property has been comprehensively extended and refurbished throughout including re-wiring and installation of a new central heating system. The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, a sitting room, a large living

room with a wood-burning stove and bi-folding doors leading to the garden, a contemporary kitchen, a stylish shower room, and a utility room. To the first floor, there are three generous bedrooms, and a smartly fitted family bathroom.

The thoughtfully landscaped and well maintained rear garden incorporates several seating areas including a raised decked area, and a natural stone patio. A garage to the rear of the property provides off-street parking, accessed via Fletcher Road.



### LOCATION

Fletcher Road is a popular residential location within Whitstable which is accessed by Highgate Road. The property is conveniently positioned for access to schools, supermarkets, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable town centre is approximately 1.5 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

- Entrance Hall
- Sitting Room 13'6" x 12'1" (4.11m x 3.68m )
- Living Room 25'5" x 13'6" (7.75m x 4.12m)
- Kitchen 10'4" x 8'5" (3.15m x 2.57m)
- Shower Room
- Utility Room 10' x 3'8" (3.05m x 1.12m)

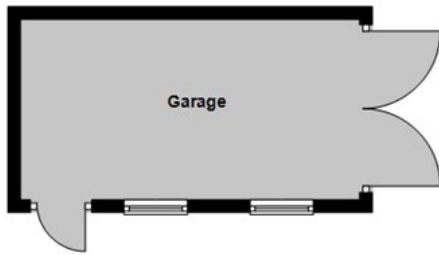
### FIRST FLOOR

- Bedroom 1 13'7" x 10'11" (4.14m x 3.33m )
- Bedroom 2 13'6" x 10'4" (4.11m x 3.15m )
- Bedroom 3 10'4" x 7'3" (3.15m x 2.21m)
- Bathroom

### OUTSIDE

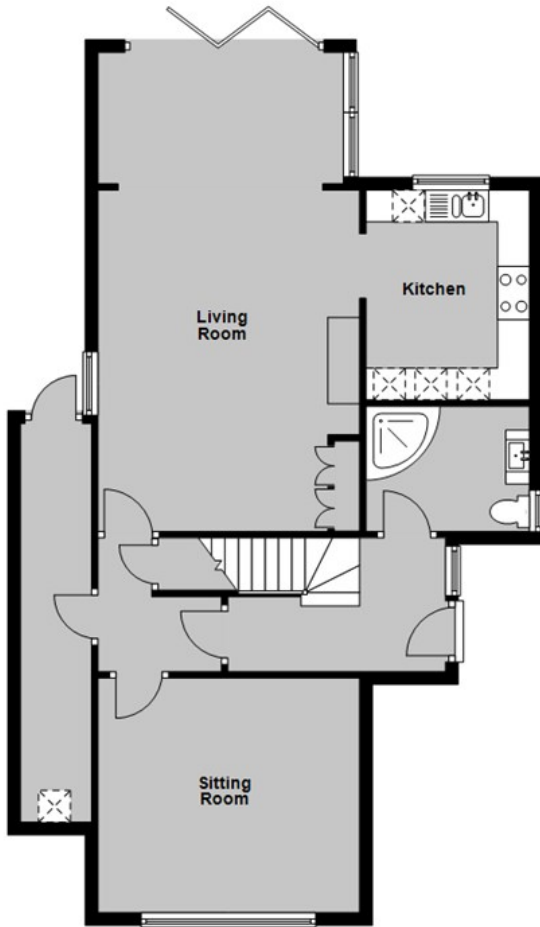
- Garden 53'3" x 31'7" (16.23m x 9.63m)
- Garage 17'7" x 9'4" (5.36m x 2.84m)





### Ground Floor

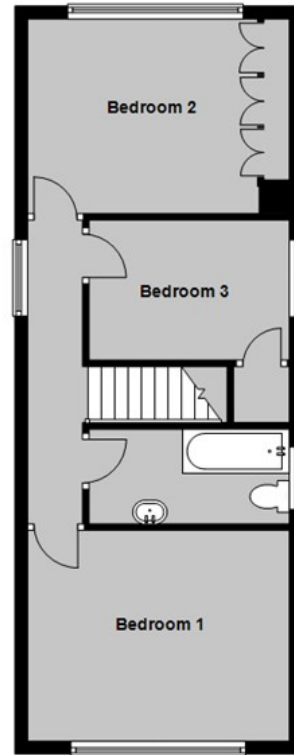
Main area: approx. 80.0 sq. metres (861.4 sq. feet)  
Plus garages: approx. 16.2 sq. metres (163.5 sq. feet)



Main area: Approx. 127.3 sq. metres (1370.5 sq. feet)  
Plus garages: approx. 16.2 sq. metres (163.5 sq. feet)

### First Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



**Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.**

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
Very Energy Efficient (A)	Very Energy Efficient (A)		
Energy Efficient (B)	Energy Efficient (B)		
Decent (C)	Decent (C)	77	
Needs Improvement (D)	Needs Improvement (D)		
Needs Improvement (E)	Needs Improvement (E)		
Poor (F)	Poor (F)		
Very Poor (G)	Very Poor (G)		

England & Wales

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

